

# BROUGHTON PARK & RECREATION CENTER IMPROVEMENTS



COMMUNITY PRESENTATION  
NOVEMBER 12, 2019

# Agenda

*A few things we'd like to talk about today...*

Design Team

Project Goals / Background

Program Analysis

Concept Discussion

Project Schedule

Budget Review

Next Steps

# Design Team



**Craig Drone**

AIA/ LEED AP BD+C  
Principal in Charge  
Studio Director



**Arash Izadi**

RLA/ASLA/LEED AP BD+C  
Director of Sport +  
Recreation



**John Brooks**

AIA  
Design Director



**Brien Graham**

AIA / NCARB  
Project Manager



**Adam Dambrink**

Project Landscape Architect

# Project Goals

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*This project will be a success if...?*

## Design

- More aesthetically pleasing
- Inviting facility
- Recognizable as you drive by
- Respectful of area
- Instills community pride
- Encourages participation
- Primarily youth oriented
- Maximizes use

# Project Goals

*This project will be a success if...?*

## Function

- Natural light
- More efficient
- Open Feel
- Community Center vs. Fitness Center

## Water & Energy Sustainability

- EUI: Target 2030 Challenge
- Utilize sustainable strategies

# Project Scope

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## Recreation Center:

### Priority 1

- Recreation Center: Addition of a new gym with 1 basketball court with adjustable goals.
- Improving the façade, renovate the main entrance and signage to enhance the appearance. Add windows to make building more inviting.
- Relocate the existing branch library to the front.
- Renovate the meeting room space.
- Renovate the existing gym floor – to be a Multi-Purpose Space.
- Expand / Add 40 parking spaces.
- Replace existing roof.

## Broughton Park:

### Priority 2

- Resurface existing trail, add connecting trail.
- Update / Expand existing splash pad.
- Remove & replace existing pavilion near the trees.
- Install new trail.

### Priority 3

- Resurface, stripe, add goals to basketball courts.
- Overlay existing parking lot.
- Upgrade Softball field. Add lighting. Include alternate for multi-use football field.
- Exterior seating areas & amenities



# Program Analysis

# Existing Program

EXISTING RECREATION CENTER			
Area		Quantity	GSF
<b>FITNESS</b>			
Fitness		1	368
Gymnasium		1	6,530
Gym Storage		2	218
Stage		1	218
Stage Access		2	92
<b>LOCKERS AND TRAINING</b>			
Women's Dressing Room		1	198
Men's Dressing Room		1	198
<b>ADMINISTRATION</b>			
Director			151
Staff Workstation / Check in			215
Storage			32

Area		Quantity	GSF
<b>SUPPORT</b>			
Entry Lobby		1	96
Library		1	724
Meeting Room		3	1,563
Meeting Rm Storage		2	147
Game Room		1	1,107
Vending		1	164
Kitchen		1	160
Custodial Closet		1	32
Men's Restroom		1	147
Women's Restroom		1	118
Utility Room		1	94
Circulation/Structure			1,735
<b>TOTAL SF</b>			<b>14,307</b>

# Proposed Program

PROPOSED RECREATION CENTER			
Area		Quantity	GSF
<b>FITNESS</b>			
Fitness		1	1,150
New Gymnasium		1	8,000
Gym Storage		1	300
Multipurpose Room (Exist. Gym)		1	6,530
Multipurpose Storage		2	642
Stage		1	218
Stage Access		2	92
<b>ADMINISTRATION</b>			
Director		1	150
Staff Workstation/ Reception		1	150
Storage		1	50
<b>SUPPORT</b>			
Entry Lobby/Circulation		1	3,000

Area		Quantity	GSF
Library		1	750
Library Work room		1	100
Library Charge desk		1	45
Meeting Rooms		4	2,075
Meeting Room Storage		3	354
General Storage		1	182
Game Room		1	1,107
Vending		1	100
Kitchen		1	160
Equipment Checkout/Stor.		1	250
Custodial Closet		1	32
Men's Restroom		1	200
Women's Restroom		1	200
Family Restroom		1	50
Utility Room		1	94
Circulation/Structure			1,671
<b>TOTAL SF</b>		<b>+/- 27,800 (+/- 13,500 new)</b>	

## Color Legend:

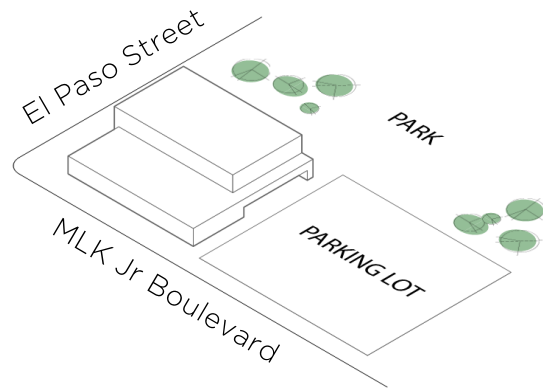
	Existing
	New

# Concept Discussion

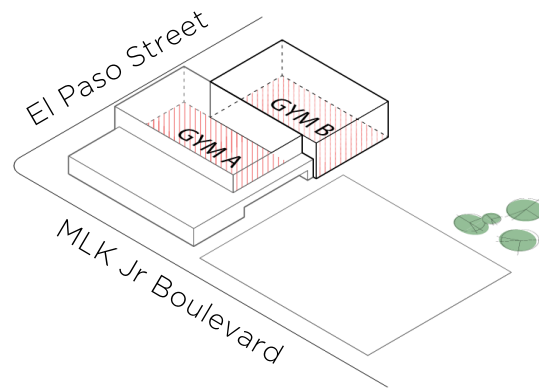
# Existing Site



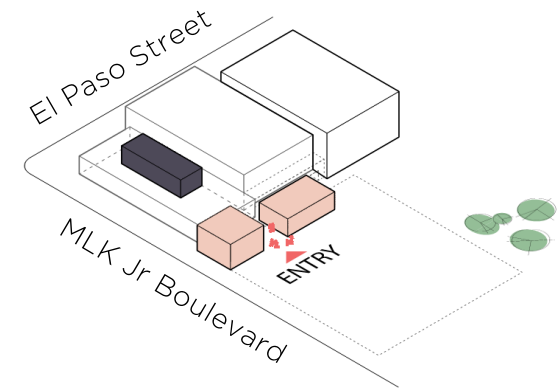
# Where we started...



**1. Existing Building**



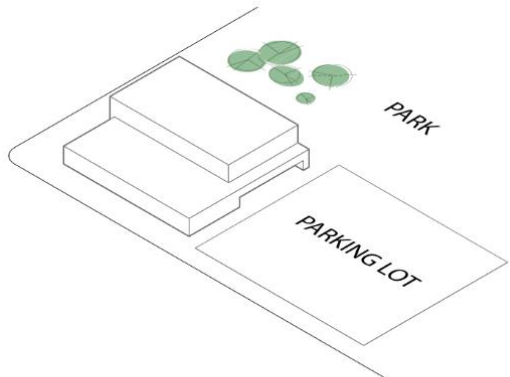
**2. Additional Gym**



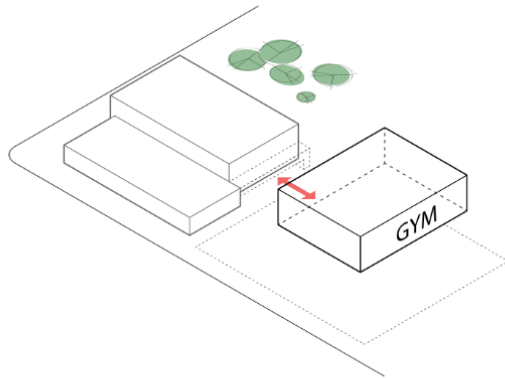
**3. Human Scale**



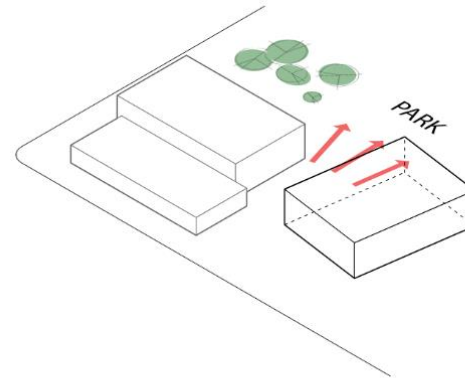
# Where we are today...



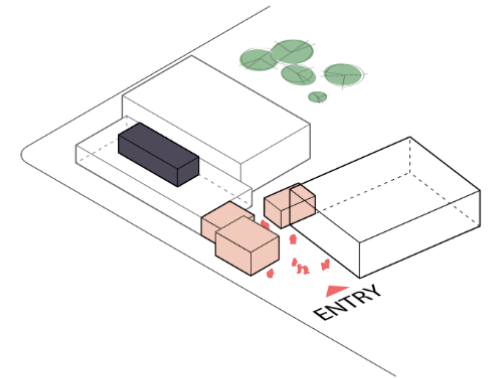
1. Existing Building



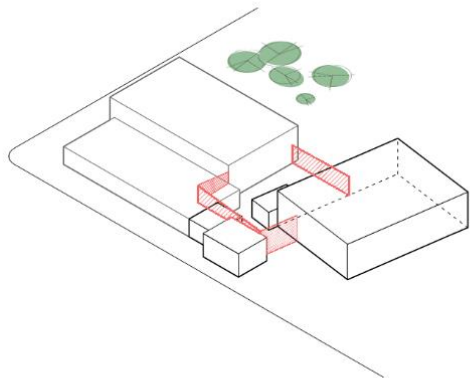
2. Additional Gym



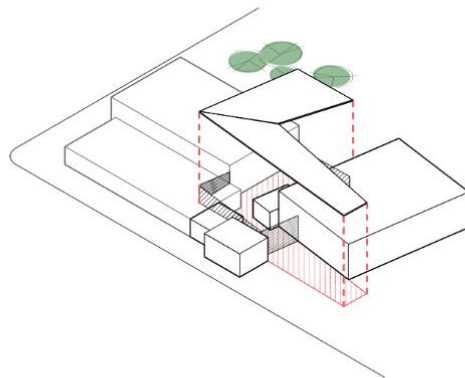
3. Views



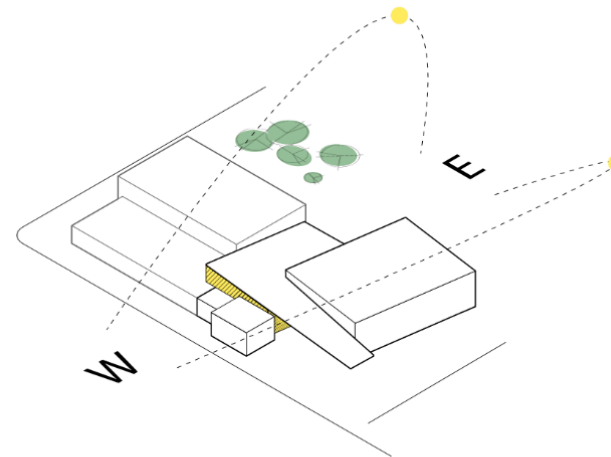
4. Human Scale



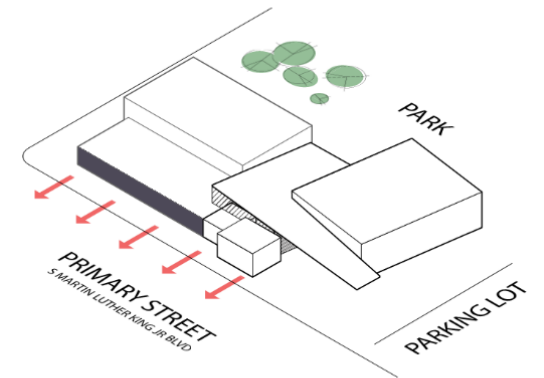
5. New Fenestration



6. Entry Canopy



7. Sun Orientation



8. Street Facade

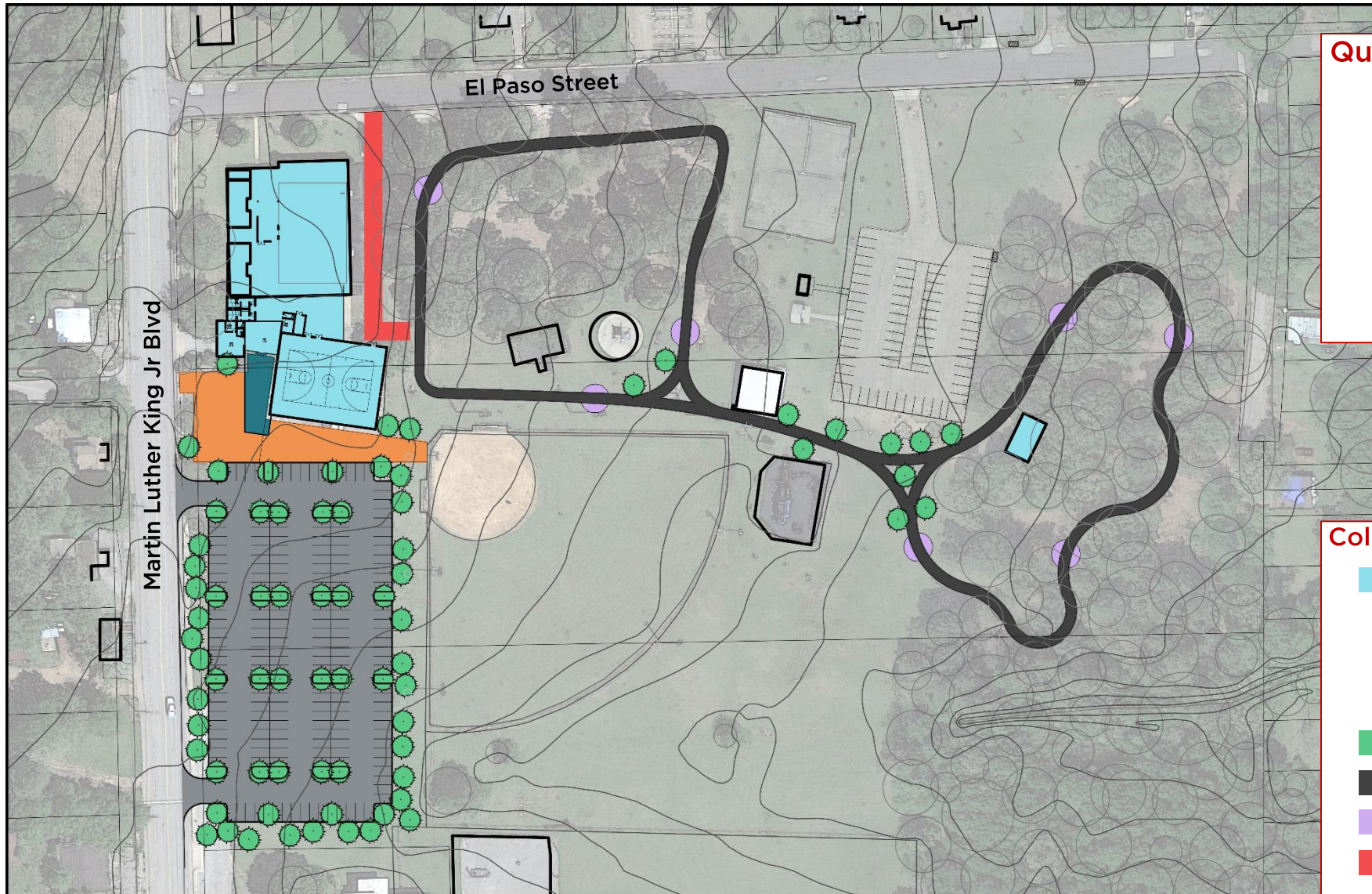


# Concept Massing





# Site Plan



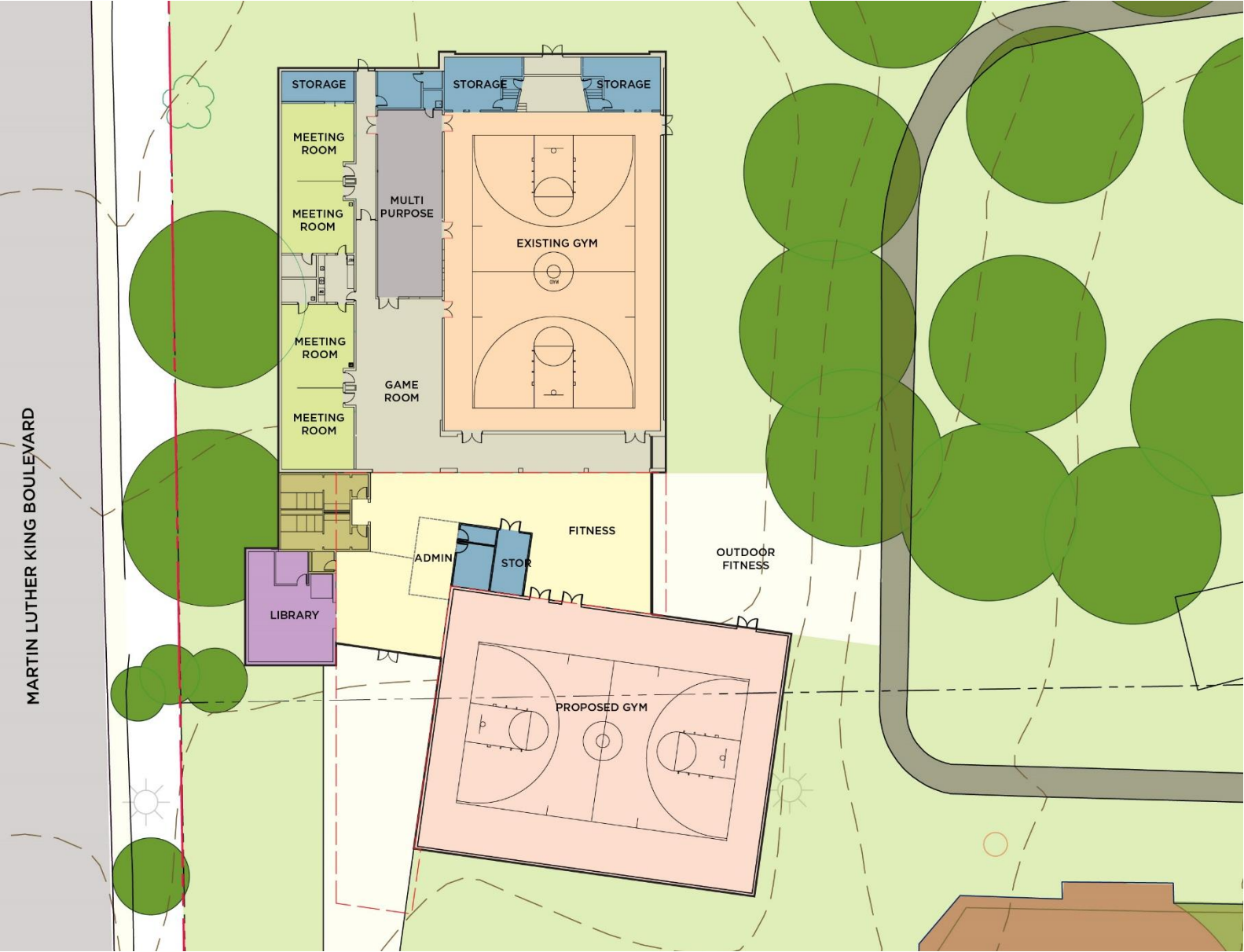
## Quantities and Facts:

- Plaza: 12,000 sq ft
  - 1,800 sq ft covered (25%)
- Trees
  - Removed: 17
  - Proposed: 73 shown
- Walking Path (10' wide)
  - Proposed: 1,500 linear feet
- Rest Areas
  - Proposed: 7 shown

## Color Legend:

	Building & Pavilion
	Main Plaza
	Covered Plaza
	Proposed Tree
	10' Wide Walking Path
	Walking Path Rest Areas
	Fire Lane

# Concept Plan





# Concept Massing



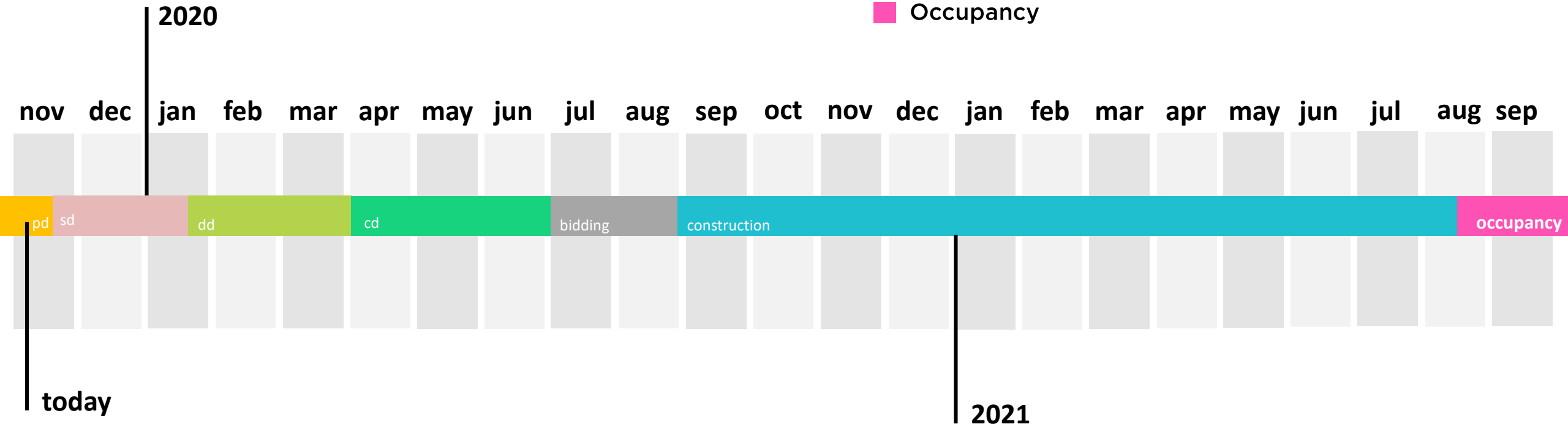
# Project Schedule

# Overall Project Schedule

Design: Fall 2019 - Summer 2020  
Bidding/Permitting: Summer 2020  
Construction: Fall 2020 - Fall 2021



- Pre-design
- Schematic Design
- Design Development
- Construction Documents
- Bidding/Permitting
- Construction
- Occupancy



Budget

**Construction Budget Max  
\$4,520,000**

# Community Input



The collage consists of 20 individual photographs arranged in a grid-like fashion, though some images are larger than others. The images depict a variety of outdoor public spaces and urban design projects. Key elements visible include:
 

- Walking and Biking Paths:** Several images show paved paths with people walking and cycling, some featuring modern, curved metal art installations or lighting fixtures.
- Playgrounds and Sports Areas:** There are images of children playing on a green field, a basketball court, and a large open grassy area with a wooden play structure.
- Picnic and Seating Areas:** Multiple photos show people sitting on benches, picnic tables, or colorful chairs (pink, yellow) in various settings, including under a large, colorful, geometric canopy.
- Urban Integration:** Several images show parks integrated into urban environments, with buildings, parking lots, and city streets visible in the background.
- Landscaping and Art:** The projects feature diverse landscaping, including mature trees, young trees, and modern art installations like a large, colorful, geometric canopy and a curved metal structure.
- Community Gathering:** Images show groups of people gathered in open spaces, some for social activities and others for community events.



## LPA





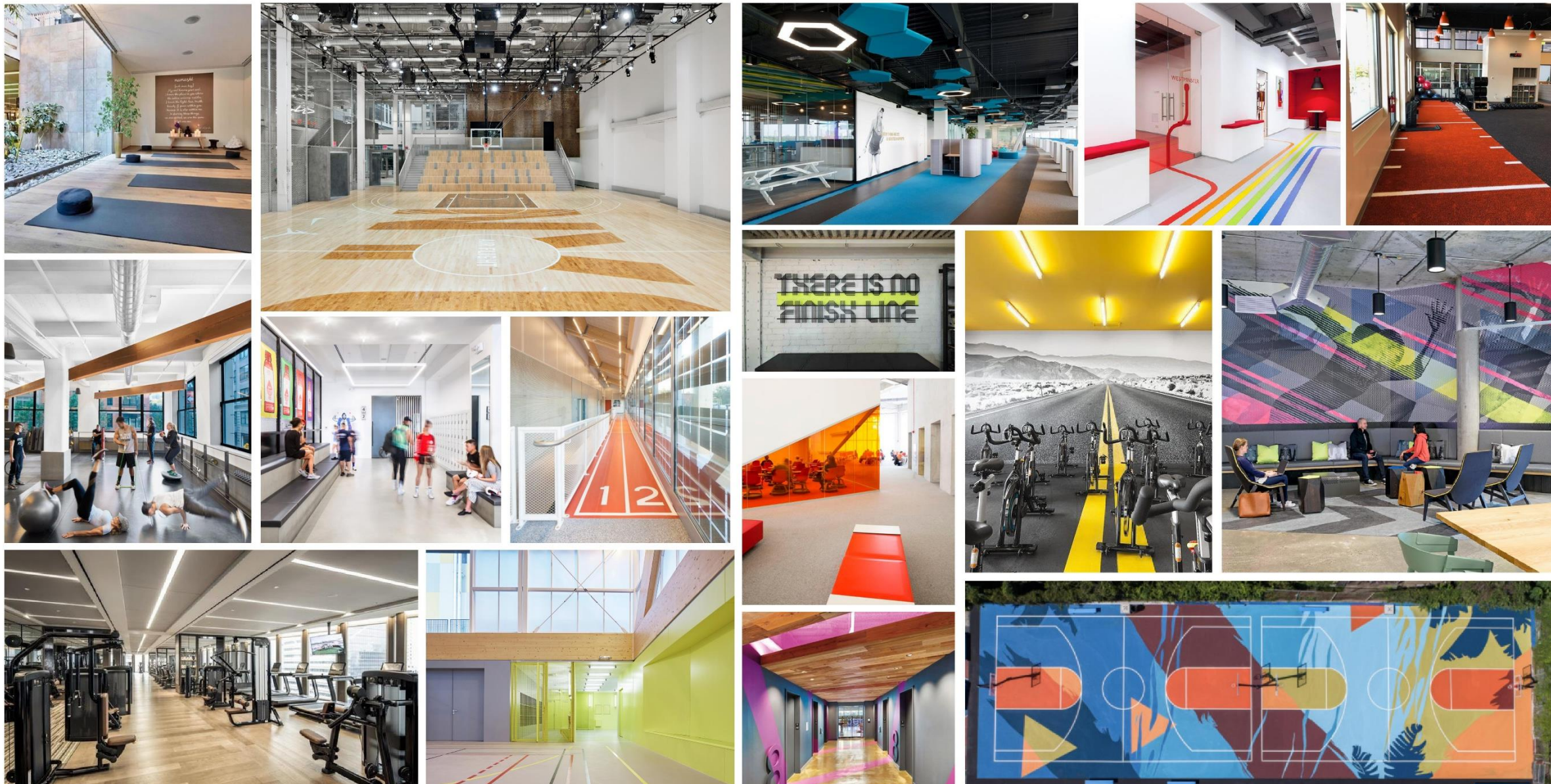
# What activities should be accommodated inside?

LPA





## LPA



Next Steps

# Next Steps

*Things we will be following up on...*

- **Design Process (7-8 months)**
  - **Consideration for Staff/Community feedback**
- **Construction (12 months)**



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